

# 30 Nyilla Appr, Baldivis, WA, 6171

## House For Sale

Wednesday, 20 November 2024

**RayWhite.**

30 Nyilla Appr, Baldivis, WA, 6171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Elsie Corby

## EASY CARE HOME IN THE EDGE ESTATE

Ray White Rockingham Baldivis is pleased to present this easy care 3 bedroom, 2 bathroom home in a fantastic, family friendly location. Situated in The Edge estate, the property is opposite the Sheoak Grove primary school.

Two separate living areas include a theatre/media room as well as the open plan casual living space. The free form living and dining space is overlooked by a capable kitchen with a breakfast bar, 900mm appliances and ample storage space. Flowing out from the living space is the protected outdoor entertaining area, a private lawn area and the secure rear garage. The garage has a direct entry into the living space.

Heading back inside, the primary suite has a walk in robe and ensuite with oversized shower, vanity and a separate WC. The secondary bedrooms are also well sized with built in robes. Keep comfortable all year around with a reverse cycle split system to the living area, plus all bedrooms feature ceiling fans. A solar power system will help keep the energy bills down.

Located close to a choice of parks, schools and lifestyle amenities. A few minutes in the car will have you at the bustling heart of Baldivis with the Stockland shopping, retail and dining precinct. Public transport runs along an adjacent street and will take you to the Warnbro Train Station where its a short 35 minute journey to the CBD. Easy access to the freeway also makes getting around simple.

This lovely home is deserving of your attention, so call now to find out more. Why wait ?

House plan available on request.

### Disclaimer:

Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.